

RESOLUTION NO. CZAB8-1-04

WHEREAS, **DEVON RAMCHARAN** applied for the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of **PINEWOOD PARK**, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of **PINEWOOD PARK**, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 8 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to BU-3 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the request to permit a lot area of 0.35 acre for used car sales and repairs would not meet the standards of the alternative site development option zoning regulation, and would not promote the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would contravene the public interest standards enumerated in such regulation, with the

result that the public interest would not be served by the underlying zoning district regulations and the that the CDMP would not be commensurately served, and

WHEREAS, a motion to deny Items #1 & 2 without prejudice was offered by Arthemon Johnson, seconded by Winifred C. Beacham, and upon a poll of the members present the vote was as follows:

Winifred C. Beacham	aye	Billy Hester	aye
Bertha M. Carswell	absent	Arthemon Johnson	aye
Kerly Cileli	absent	Margaret Rudolph	absent
Fredricke Alan Morley		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 8, that the requested district boundary change to BU-3 be and the same is hereby denied.

BE IT FURTHER RESOLVED that the request to permit a lot area of 0.35 acre for used car sales and repairs be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this day of January 27, 2004.

Hearing No. 03-9-CZ8-5
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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 8, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB8-1-04 adopted by said Community Zoning Appeals Board at its meeting held on the 27th day of January, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of February, 2004.



Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL

